

Ernsberger Hills Subdivision Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and text). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

- a. A summary of probable impacts and statement of impact for each environmental consideration topic;
- b. A discussion to support the statement of impact;
- c. Referenced sources and citations to support the statement of impact;
- d. If applicable, site specific maps and documentation to support the statement of impact discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the revised Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application process will resume at the same stage of the 60 working day review period that the original application was before the additional information came to light.

Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural systems provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety, and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information. . (Note: Any response to any section not specifically sourced in this report is attributed to the Author of the report.)

Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

- i. Locate on the preliminary plat all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The property has no surface waters or 100-year floodplain associated. See attached FIRM Panel 30029 2200G effective date 9/28/07.

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

There are no perennial or intermittent water systems on the property.

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as, canal, ditches, reservoirs, or shared agricultural irrigation systems on the subject parcel. There no artificial water impoundments associated with the property at present. The property is not part of an irrigation district or shared irrigation facilities.

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, and roads) to surface waters.

There are not surface waters on or adjacent to the property. The lots are very large with plenty of room for infiltration and filtration of any stormwater run-off. There are no impacts to surface waters anticipated as a result of this two lot subdivision on 48.9 acres.

- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

There are no streams on or adjacent to the property. The Conservation Districts 310 permits will not be applicable to any development of this property.

- iv. If wetlands are present, the subdivider shall provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There are no wetlands located on this property..

b. Ground Water:

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum groundwater elevations can be documented.

According to the septic permit issued for the existing house on Lot 1 the groundwater is greater than 84 inches. We did not conduct groundwater monitoring for this development as lot one has an existing house and a COSA. Lot 2 being 32 acres in size is exempt from the DEQ's COSA requirement. At the time someone develops Lot 2 they will work with the Flathead City County Health Department to get a Septic System Permit for the appropriate location.

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within eight feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.

According to the septic permit issued for the existing house on Lot 1 the groundwater is greater than 84 inches. We did not conduct groundwater monitoring for this development as lot one has an existing house and a COSA. Lot 2 being 32 acres in size is exempt from the DEQ's COSA requirement. At the time someone develops Lot 2 they will work with the Flathead City County Health Department to get a Septic System Permit for the appropriate location.

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision.

The proposed subdivision is not located within a groundwater recharge area. Any of the probable impacts to groundwater quality are associated with the on-site wastewater systems proposed or the stormwater drainage system. With only two lots on 49 acres, the proposed development would have minimal impact with regards to infiltration of run-off or septic effluent.

c. Geology/Soils:

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.

The proposed development is located in an area of gently rolling terrain with no steep slopes. See Preliminary Plat topographic information.

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.

There are no steep slopes on the property so there is minimal chance of land or rock slides. Based on topography there are no slopes greater than 15% on the property.

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.

The soils consist generally of four categories (See Figure 2 and associated Table): The soils are gravelly with some silt. According to the USDA Natural Resources Conservation Service, Web Soil Survey most of the soils appear good for residential construction with basements. (See attached Preliminary Plat).

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.

Lot one has already received an approved Certificate of Subdivision Approval (COSA) from the MDEQ and a Septic System Permit approval from the Flathead City County Health Department. It would appear that each of the proposed lots have a suitable area for a septic system drainfield. (See Appendices A)

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

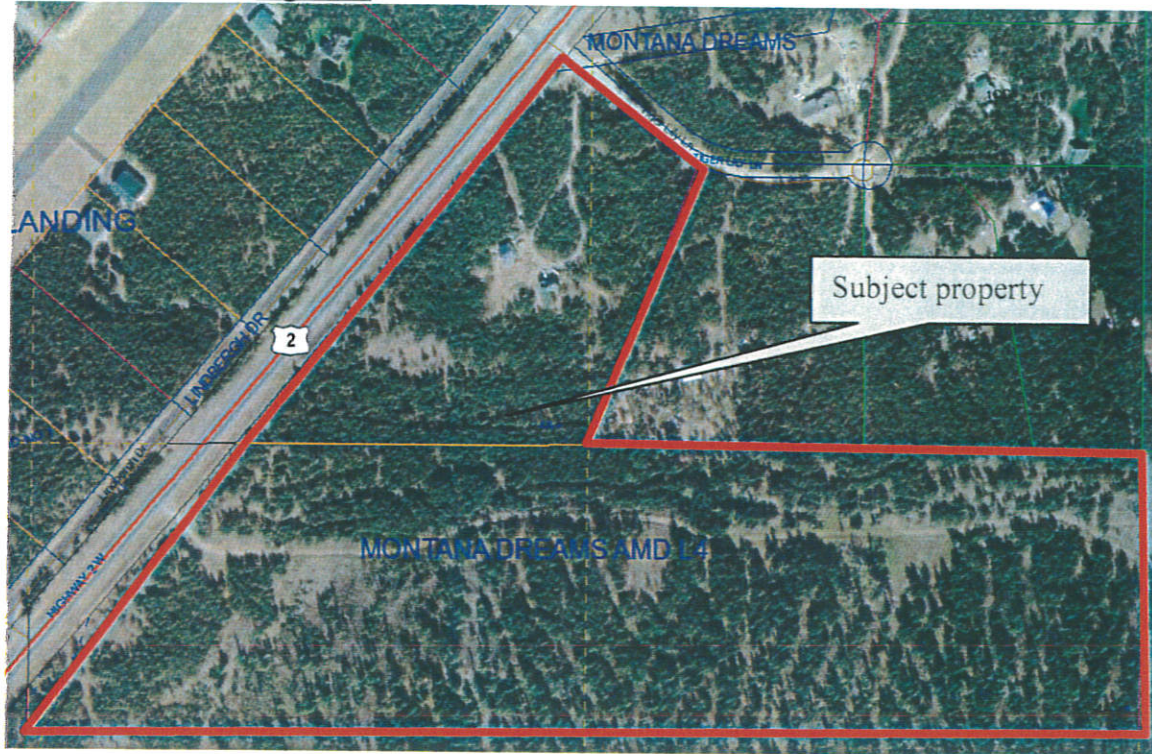
There is no significant construction anticipated with this subdivision. The driveway to the north lot (Lot 1) and the existing house is already in place. The new house to be built on Lot 2 will access off the existing Highway Approach currently shared with Weyerhaeuser. .

d. Vegetation:

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

See the photo below for vegetation types. (See Aerial Photo, Figure 1).

Figure 1.



Source: Google Earth

- ii. Identify locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

The property is forested and a approximately 35 acres of the land was formerly Weyerhaeuser lands. There are some weeds scattered about particularly along the old logging roads. The applicant anticipates the standard condition to secure a weed management plan.

- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

The two lot subdivision consists of 48.9 acres. A significant portion of the property has been commercially thinned. The property has a large number of trees and there is no reason to believe that they will all be cut. There are no identified critical plant communities.

- e. Wildlife:

To write this section of the EA, the wildlife maps prepared by Flathead County GIS with cooperation by Montana FW&P were consulted. The Montana Natural Heritage Program was consulted for Species of Concern data (Plant and animal).

- i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Sign of Whitetail deer and bird species were witnessed on the property during a site visit. Other species of wildlife that may cross the site including: black bear, coyote, small mammals, and a diversity of passerine birds. Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are nine species of concern sighted within a couple miles of the subdivision. The species listed are the Common Loon, Pygmy Whitefish, Canada Lynx, Grizzly Bear, Great Blue Heron, Townsend's Big eared Bat, Fisher, Western Quillwort, Slender Wedgegrass. The Loon and Pigmy Whitefish are water species and most likely associated with Little Bitterroot Lake located approximately two miles to the northwest. The lynx, fisher and grizzly bear have large territories may wander through the subject property but there are not special habitats that would draw them or their prey to the subject property. The site does contain squirrel, rabbit and deer but so does everything from Kalispell to Libby and the Canadian border to Missoula. There are no white bark pine trees, scree slopes, huckleberries or other food crops that would draw a bear. The heron most likely uses the Little Bitterroot river located about a ¼ mile to the northwest. Same for the Quillwort and Wedgegrass that prefer damp to wet soils. The Townsend Big-eared Bat may also use the property as they roost in douglas fir, lodgepole pine, and ponderosa woodlands of which there are no shortage west of Kalispell. For maternity roosts the bats prefers caves and abandon mines of which there are neither on the property.. (The full MHP response is included as Appendix B)

- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

There are no significant wildlife habitats located on the property just timber lands. (Figure 1).

- iii. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are nine species of concern sighted within a couple miles of the subdivision.

The species listed are the Common Loon, Pygmy Whitefish, Canada Lynx, Grizzly Bear, Great Blue Heron, Townsend's Big eared Bat, Fisher, Western Quillwort, Slender Wedgegrass. The Loon and Pigmy Whitefish are water species and most likely associated with Little Bitterroot Lake located approximately two miles to the northwest. The lynx, fisher and grizzly bear have large territories may wander through the subject property but there are not special habitats that would draw them or their prey to the subject property. The site does contain squirrel, rabbit and deer but so does everything from Kalispell to Libby and the Canadian border to Missoula. There are no white bark pine trees, scree slopes, huckleberries or other food crops that would draw a bear. The heron most likely uses the Little Bitterroot river located about a ¼ mile to the northwest. Same for the Quillwort and Wedgegrass that prefer damp to wet soils. The Townsend Big-eared Bat may also use the property as they roost in Douglas fir, lodgepole pine, and ponderosa woodlands of which there are no shortage west of Kalispell. For maternity roosts the bats prefers caves and abandon mines of which there are neither on the property.. (The full MHP response is included as Appendix B)

- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

There are no unique or special habitats on the subject property. Given the low density of the subdivision with only two lots on 48.9 acres, any perceived impacts would be mitigated by the sheer size of the lots. There is already a house and shop on lot one and with the addition of an additional house on Lot 2 much of the property will remain forest land that will continue to be used by wildlife.

- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

As this is only a two lot subdivision, comment was not sought from Fish, Wildlife, and Parks..

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have minimal impacts of wildlife habitat.

The proposed subdivision is not in the urban confines of Kalispell or Marion. However, the overall density of one unit per 24+ acres minimize

any perceived impact on wildlife. The property when fully developed will continue to be mostly forest and wildlife will continue to move through these lands.

- ii. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

There are no wetlands or riparian areas on or adjacent to the subject property.

- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of these species. Describe the impacts(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

As stated previously, Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are nine species of concern sighted within a couple miles of the subdivision. The species listed are the Common Loon, Pygmy Whitefish, Canada Lynx, Grizzly Bear, Great Blue Heron, Townsend's Big eared Bat, Fisher, Western Quillwort, Slender Wedgegrass. The Loon and Pigmy Whitefish are water species and most likely associated with Little Bitterroot Lake located approximately two miles to the northwest. The lynx, fisher and grizzly bear have large territories may wander through the subject property but there are not special habitats that would draw them or their prey to the subject property. The site does contain squirrel, rabbit and deer but so does everything from Kalispell to Libby and the Canadian border to Missoula. There are no white bark pine trees, scree slopes, huckleberries or other food crops that would draw a bear. The heron most likely uses the Little Bitterroot river located about a ¼ mile to the northwest. Same for the Quillwort and Wedgegrass that prefer damp to wet soils. The Townsend Big-eared Bat may also use the property as they roost in douglas fir, lodgepole pine, and ponderosa woodlands of which there are no shortage west of Kalispell. For maternity roosts the bats prefers caves and abandon mines of which there are neither on the property.. (The full MHP response is included as Appendix B)

- iv. Proposed subdivisions on or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impacts(s), or

submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

See discussion in Section 1.f.ii. The subdivision is not adjacent to any state or federal lands

g. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.

USDA Natural Resources Conservation Service, Web Soil Survey and it identifies four different soil types: See Figure 2 and the following table. There is no agricultural use of the property and there never has been. Approximately 2/3rds of the property was use by Weyerhaeuser for timer production but after the fire in the 1980's all that the timber company did was to thin the new trees to promote bigger and heathier trees.

Figure 2.



Source: USDA Natural Resources Conservation Service, Web Soil Survey and Soils Survey Upper Flathead Valley Area Montana, Issued September 1960.

**Flathead County Area and Part of Lincoln County,
Montana (MT618)**

Flathead County Area and Part of Lincoln
County, Montana (MT618)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21F	Combest gravelly ashy silt loam, 35 to 60 percent slopes	3.0	6.4%
67C	Glaciercreek gravelly ashy silt loam, 0 to 8 percent slopes	29.0	63.2%
222E	Pleasantvalley- Winfall, dry complex, 8 to 30 percent slopes	4.4	9.6%
881D	Lesier, dry- Foyslake- Glaciercreek complex, 4 to 15 percent slopes	9.5	20.7%
Totals for Area of Interest		45.9	100.0%

- ii. Identify and explain the history of any agricultural production by crop type and yield.

The property has never been in agricultural production.

- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

The subject subdivision is not in an area of Flathead county that was ever used for commercial agricultural practices. This is an area of the County that was always in timber production and in this case the timber company sold off much of the property that is subject to this subdivision.

- v. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

The property was subject to the big Marion fire back in the 1980's where much of this land burned. After the fire thick stands of lodge pole

emerged from the forest floor. Since that time corporate and private land owners have been thinning the lodgepole to encourage a healthier forest and one that is not so prone to wildfire. (See Figure 1).

h. Agricultural Water User Facilities:

- i. On a sketch map or aerial photo, locate any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches, and pump houses on-site or adjacent to the proposed subdivision.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc. The property is not located within an agricultural water district.

- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impacts(s) and measures which will be taken to avoid or mitigate probable impacts.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc that will be affected by the proposed subdivision.

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user's facilities with irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate water user impacts

The property is not in an agricultural irrigation district or are there any agricultural irrigation districts or companies in proximity of the subdivision.

i. Historical Features:

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

There is a house and shop on Lot 1 that were constructed in approximately 2004. SHPO was contacted for comment on the subdivision and currently has no record of any historical or culturally significant use of the subject property.

- ii. Describe any plans to protect such sites or properties.

There are no historic or culturally significant sites or structures so therefore there are no plans for protection. N/A.

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The State Historic Preservation Office (SHPO) was contacted regarding any cultural or historic features. SHPO responded (Project # 2020031605, Appendix C) stating that a search of their records did not show any Historic, Archaeological or Cultural sites located on the property.

j. Visual Impact:

- i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is located in a rural area of the County will large lot residential properties and corporate timber lands. The proposed subdivision with a 24+ acre density will blend in with the neighborhood.

k. Air Quality:

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created by roads, and any means to mitigate the impact to air quality.

The proposed subdivision has an existing house and driveway located on Lot 1. The driveway is less than 50-feet from the Highway 2 approach to Tiger Lily Lane. Lot 2 will access off an existing Highway 2 approach that is shared with Weyerhaeuser. Highway 2 is a paved, state maintained roadway. The one additional lot access from an existing Highway 2 approach should have minimal impact on the proposed subdivision

l. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

The property is not mapped within the 100-year (1% chance) floodplain as delineated on FIRM Panel 2200G dated 9/28/07. The property is void of steep slopes or marshy areas.

- A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority described probable impact(s)

and measures to mitigate the impacts(s), or submit a statement why no impact is anticipated, providing documentation to support the statement.

A portion of the property is located in the Marion Fire District and a portion of the property is not in any fire district. The property is mapped as a Wildland Urban Interface. (Flathead County GIS).

- B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an "Environmental Site Assessment" may be required.

There are no hazardous materials located on the site. The property's historic use was timber production. There are no super fund sites or hazardous waste sites on or adjacent to the Bayou Subdivision property (MDEQ and NRIS Search).

- C. Describe measures to mitigate any adverse impacts associated with area hazards.

There are no adverse impacts of hazards identified.

Part 2 - Community Impact Report

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.

Water for domestic consumption and lot irrigation will be provided by individual wells. Based on a domestic demand of 320 gallons per day (gpd) per lot, a total of 640 gpd will be used to meet the average daily domestic demand. .

If there is an average of 10,000 ft² of lawn on each single-family lot the DNRC calculations would calculate 1.2 ac/feet of irrigation for the 2 lots annually.

- ii. Indicate whether the plans for water supply meets state standards for quality, quantity and construction criteria.

As indicated previously, the water system will consist of individual wells. As the domestic and irrigation use of the subdivision will not exceed 35

gallons per minute and 10 acre feet per year, the applicant will use the existing exempt well and a new well for Lot 2.

As both lots are exempt from MDEQ review, we are not providing all of the MDEQ submittal data.

- iii. If the subdivider proposes to connect to an existing water system:

N/A – The subdivision will not connect to an existing water system as one is not immediately available.

- A. Identify and describe that system.

N/A

- B. Provide written evidence that permission to connect to that system has been obtained.

N/A

- C. State the approximate distance to the nearest main or connection point.

N/A 23 miles to Kalispell.

- D. State the cost of extending or improving the existing water to service the proposed development.

N/A – The applicant will not extend Kalispell water to the subdivision.

- E. Show that the existing water system is adequate to serve the proposed subdivision.

N/A.

- iv. If a public water system is to be installed, discuss:

The applicant will not install a public water system.

- A. Who is to install that system and when it will be completed?

N/A.

- B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed.

N/A.

- C. Provision of evidence that the water supply is adequate in, quality, and dependability (75-6-102 MCA).

The existing well on Lot 1 was tested at 15 gpm for one hour with a recover time of two hours to the static water level of 32 feet. There should be adequate water available for the second lot (Appendix A).

- v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Well log data is provided in Appendix A

b. Sewage Disposal:

- i. Describe the proposed method of sewage disposal and system.

The subdivision will utilize individual septic systems for treatment of wastewater. The property was reviewed previously and the septic system was approved by the MDEQ for Lot 1. A new septic system is need for Lot 2 Both lots will be exempt for MDEQ as Lot 1 was previously approved and Lot 2 is over 20 acres in size. Because of this exempt status, we are not providing test hole data, nondegradation analysis, or any other data required for a COSA.

- ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

Based on a total of two single-family lots, and a maximum peak daily wastewater flow of 350 gallons per day (gpd) per dwelling unit, the total average daily wastewater flow will be 700 gpd but keep in mind that the property is already approved for one house so the proposed subdivision is really only producing an additional 350 gallons per day with the subdivision.

- iii. If the development will be connected to an existing public sewer system, include:

The proposed lots in the Ernsberger Hills Subdivision will not be connected to an existing public sewer system.

- A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.

N/A

- B. Written evidence that permission to connect to that system has been obtained.

N/A

- iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

The applicants are not proposing a public system.

- A. When the system will be completed, and how it will be financed.

N/A.

- B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

N/A.

c. Storm Water Drainage

- i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations.

Runoff water from the roofs and driveways in Ernsberger Hills Subdivision will flow to natural depression areas in the on the property. Both lots will be exempt for MDEQ as Lot 1 was previously approved and Lot 2 is over 20 acres in size. Because of this exempt status, we are not any stormwater calculations. In fact both lots are very large and provide ample space for any stormwater to infiltrate, evaporate, and filtrate before leaving the property..

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including stormwater calculations.

Runoff water from the roofs and driveways in the subdivision will flow to natural depression areas located on the property. Because both lots are exempt from MDEQ provisions, no stormwater calculations are provided with this application or EA..

- iii. Identify the mechanism and who is responsible for maintenance of the storm water drainage system.

The individual lot owners will be responsible for runoff water generated on their own properties.

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling. The landfill is located along U.S. Highway 93 about 30 miles, as east of the subject property.

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

- B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

Lot 1 and the existing house and driveway access Tiger Lilly Lanes as originally conceived in the Montana Dreams subdivision that was recorded on 2000. Lot 2 of the subdivision will access Highway 2 at an existing Highway approach shared by Weyerhaeuser. The applicant will need to update the Highway approach to include the residential Lot 2.

There will be no change to the Lot 1 driveway or approach to Tiger Lilly Lane.

- ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

Lot 2 of the subdivision is utilizing an existing Highway 2 approach that is shared with Weyerhaeuser. See Easement Agreement Appendix D

- iii. Explain any proposed closure or modification of existing roads.

The proposed subdivision will not alter or close any existing roadway, private or public.

- iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single family residence averages 10 vehicle trips per day. With one new lot, the subdivision will generate an additional 10 vehicle trips per day at buildout.

- v. Describe provisions considered for dust control on roads.

The applicant submitted a dust abatement plan with the proposed subdivision application that will address dust during residential construction. (See Appendix D)

- vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways.

N/A. Both driveways are in place.

- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully constructed.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single family residence averages 10 vehicle trips per day. With one new lot, the subdivision will generate approximately 10 vehicle trips per day to US Highway 2, it should be able to handle it.

- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will

be necessary due to increased traffic and who will pay the cost of maintenance.

Highway 2 is a Federal Highway administered and maintained by the MDOT. According to the MDOT traffic count website (Transportation Data Management System), Highway 2 between Marion and McGregor Lake has an AADT of 2,167 in 2019. That said the 10 vehicle trips generated by this one additional lot will have negligible impact on the Level of Service for Highway 2.

- ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

Each lot has legal access with Lot 1 access Tiger Lilly Lane (Private road built to County Standards in 2000 and Lot 2 with shared access to Highway 2 and State maintained Highway.

f. Utilities:

- i. Include a description of:

- A. The method of furnishing electric, natural gas or telephone service, where provided.

Flathead Electric Co-op provides electrical power; CenturyLink provides telephone service; NorthWestern Energy provides natural gas.

- B. The extent to which these utilities will be placed underground.

All utilities are located Highway 2, utilities are into Lot 1 which is developed.

- C. Estimated completion of each utility installation.

Lot 1 utilities are in and Lot 2 utilities are located along Highway 2..

g. Emergency Services:

- i. Describe the emergency services available to the subdivision such as:

- A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

A portion of the property is in the Marion Fire District. The remainder of the subdivision is outside of the district, the applicant has made application to the County Commissioners to annex all of the property into the Fire District. The Marion Fire station is located on Gopher Lane approximately 2.2 miles northeast of the subdivision..

B. Police protection.

The proposed subdivision will be served by the Flathead County Sheriff's Office. Chapter 7, Part 4, of the Flathead County Growth Policy, states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24 hour period with 4 to 6 officers on duty each shift.

C. Ambulance service/Medical services.

Ambulance service is provided by the Marion Volunteer Fire Department which has a station located on Highway 2 approximately 2.2 miles from the subdivision. The Marion Fire Department currently runs three ambulances. Alert service is available and provided by Kalispell Regional Medical Center.

D. Give the estimated response time of the above services.

Estimated response times for fire or ambulance to the subject subdivision is approximately 10 minutes. The Sheriff's Office is located in Kalispell and response times will depend on whether or not there is a deputy in the area. . The Fire District has mutual aid response as needed with the neighboring fire districts.

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

The Marion Volunteer Fire District should be able to provide service for the one additional lot. The District has paid staff during the daytime hours and 24 volunteers. The Flathead County Sheriff's Office provides a standard comment that they can meet the demands of the future growth but response times vary or may be slow depending on where personal happen to be when the call comes in and how many officers are available at the given time.

h. Schools:

- i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The Ernsberger Hills Subdivision lies within the Marion School District for K – 8 grades and Kalispell School District #5 for the high school 9-12 grades. The 2019 Marion Elementary Schools saw a 17% increase in school enrollment over the 2018 school year. The enrollment increased 19% over the last ten years or a 1.9% average annual increase..

- ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the one additional lot would generate 0.31 student to the K – 12 school system.

- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

As the one additional lot may not even generate a single school aged child to the school system, I did not contact the School Superintendents for comment.

- i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

The property is not zoned by Flathead County but the property is covered by the Flathead County Growth Policy. The subject property is outside of the City of Kalispell's Annexation influence.

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe

present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

There are no public lands adjacent to the proposed subdivision. The proposed subdivision will have no impact on state or federal lands.

- iii. Describe the effect of the subdivision on adjacent land use.

Properties around the proposed Subdivision are either suburban residential or corporate timber lands.. The proposed subdivision should fit right in with the mix of other uses and densities.

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There are no such hazards located on the proposed subdivision.

- j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:

- A. For residential indicate the type of dwelling unit.

The proposed development will consist of one new residential lot.

- B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There are no commercial or industrial uses proposed within the development.

- k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

As the subdivision is only creating one additional lot, it is exempt from parkland dedication as provided in State Law and the Flathead County Subdivision Regulations.

- l. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addresses in other sub –sections of the environmental assessment.

Other than those mentioned in this EA, there are no other impacts and therefore no mitigations proposed that would impact the Public Health and Safety.

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Date: 4/1/20

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Date: 31 March 2020

John M. Ernsberger

EA APPENDICIES

- A. MDEQ Approval Statement EQ# 00-1842; Flathead County Septic System Permit #03-1891 – N issued 12/9/03; and Certificate of Water Right #76L 30021258
- B. Species of Concern Data, Montana Natural Heritage Program
- C. SHPO Letter, March 16, 2020
- D. Dust Control Plan and Easement Agreement (Ernsbergger/Weyerhaeuser)

MAPS/PLANS

Floodplain (FIRM Panel 2200G)
Preliminary Plat